

THE REAL ESTATE MARKET

LIGHT TRADING YESTERDAY.
MANY BROKERS AWAY.

Klein & Jackson's Acquisition of Corner of Broadway and Eighty-first Street. New Building in Thirty-ninth Street. Another Apartment for Morriside.

The eve of the holiday found speculation in the realty market exceedingly limited, many brokers having left town on Friday evening to be gone until Wednesday, the Saturday half holiday. Sunday and Tuesday affording an excellent opportunity for an outing.

The most important deal yesterday concerned the accumulation of a very desirable plot by Klein & Jackson, at the northeast corner of Broadway and Eighty-first street. The deal covers two plots and the amount involved is in the neighborhood of \$700,000. The corner plot, measuring 102.2x145.1, is vacant, but the adjoining properties, extending from 203 to 213 West Eighty-first street, are covered by four five-story flats occupying a plot 104x102.2. This makes the combined holding measure 102.2 feet on Broadway and 245.1 feet on West Eighty-first street and leaves available for improvement one of the largest and most desirable properties in that section of Manhattan.

The Broadway corner plot, which was secured from the estate of Eliza M. Bailey through the brokerage firm of Cammann, Voorhes & Floyd and Edgar J. Manning, has been held at \$450,000, and it is thought that the transfer was made around that figure. The flat houses were held by their former owner, William Skiddy, at \$300,000. Mr. Skiddy was represented in the sale by Edward C. Williams. It is thought that the entire plot will be resold for apartment house improvement in the near future, the purchasers having acquired a reputation for taking quick profits. Their purchase and resale of the Hotel St. Andrew, at the northwest corner of Broadway and Seventy-second street, will be readily recalled by all who are familiar with local realty conditions and who follow the market happenings closely. The St. Andrew was bought on January 10 from the reported price of \$1,000,000 from the Robertson estate and was resold on February 3 to Charles H. Davis, who held the property under a leasehold which extended to September, 1912. The price paid by Mr. Davis was reported to be \$1,200,000. It would be surprising to hear of a transfer of the Broadway and Eighty-first street corner within the next few weeks. The estate of Eliza M. Bailey, the vendor of the Broadway corner, owns other valuable property in the region of yesterday's transaction, including the southeast corner of Broadway and Eighty-first street.

The new lot and retail section is to have another fine structure as the result of the sale of 35 and 37 West Thirty-ninth street, two old fashioned four-story dwellings owned by Gen. Howard Carroll. The plot, which measures 60x95 feet, is between Fifth and Sixth avenues and was taken by Judson S. Todd, who will improve the site by the erection of a high class store and office building. A feature of the structure will be the splendid light, which is assured permanently by the location, as the property is separated by a ten foot alleyway from the new fifteen story Engineering Society Building. This new building is in a region that is fast being developed with high class structures, and values have advanced remarkably within the last few years.

It was announced yesterday that Harry B. Davis had resold the southeasterly corner of Amsterdam avenue and 120th street, acquired only a week or so ago from the Charter Construction Company, one of the trade names under which Bing & Bing sold the plot, which measures 51x150 feet, to a prominent construction company through George E. Baldwin. The new owners will, it is understood, build a high class apartment house on the site, which is desirable in every respect. When Mr. Davis took the property he gave Bing & Bing in part payment a plot measuring 100x114.6 on the west side of Jerome avenue south of Kingsbridge road.

The property which changed hands yesterday is directly opposite the Columbia University grounds. In the immediate neighborhood are the Emerson and Lowell apartments, owned and used as dormitories by the Teachers College. The new apartment will be one of the finest on Morriside Heights, and it is expected that it will be completed in time for occupancy in the late autumn.

The site estate is to erect a loft building on the north side of Twenty-seventh street about 100 feet east of Seventh avenue. It will be twelve stories high and will measure 20x100, according to the plans of Architect George M. McCabe. The building will cost \$250,000 and will be started immediately in order that it will be ready for next spring's renting. This is only part of the plan the Sires have for the improvement of their property at the point, which consists of the entire avenue front and 200 feet on Twenty-seventh and Twenty-eighth streets. When this building is finished the Twenty-seventh street corner will be improved with a similar structure, and then the Twenty-eighth street corner, and so on until the entire 200x200 feet will be developed. The initial structure will have a facade of tapestry brick with two gabled bays in the center. The public entrance to the building will be at the Sixth avenue end of the structure. At the rear will be a driveway 14 feet wide for a car running through to a court in the rear 100 feet long and 20 feet wide. This will be a feature of each of the four buildings to be erected, and as they will be connected the final court will be 40x80. There will be two freight and two passenger elevators. The store will contain about 14,000 square feet and the upper floors about 15,000 square feet each. A feature of the past week in Brooklyn realty circles was the splendid exchange made by the newly organized United States Title Guaranty and Indemnity Company, of which George H. Henry recently became president. The newly organized company held its own with the older institutions and during the week ended May 20 actually surpassed all competitors with \$248,500 out of a total of something over a million.

Yesterday's Private Sales.

10th STREET.—Albert Schalkensteyn sold 225 East 124th street, a five-story apartment building, on lot 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 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